

A SITE PLAN OVERVIEW
C1.0 SCALE: 1"=100' (11x17) 1"=50' (22x34)

GENERAL NOTES

- DRAWINGS BASED ON AERIAL PHOTOS. NO SURVEY HAS BEEN COMPLETED.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL SITE FEATURES. IF THE CONTRACTOR ENCOUNTERS CONDITIONS OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY CONTACT THE ENGINEER FOR DIRECTIONS. CONTRACTOR SHALL HIRE A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF ALASKA TO LOCATE PROPERTY CORNERS & STAKE BUILDING LOCATION BASED ON PLANS.
- IF NOT DETAILED IN THESE DRAWINGS, ALL CONSTRUCTION METHODS AND MATERIALS USED FOR THIS PROJECT SHALL CONFORM TO MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (M.A.S.S.), 2009, REVISION 3 EDITION.
- LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN. ACTUAL DEPTH, NUMBER AND LOCATION UNKNOWN. BURIED UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, IDENTIFYING, AND WORKING AROUND ALL UTILITIES WITHIN THE PROJECT LIMITS AT NO ADDITIONAL COST TO THE OWNER. CALL FOR LOCATES PRIOR TO EXCAVATION, ALASKA DIGLINE 1-800-478-3121.
- THE FOLLOWING ALASKA STATUTES APPLY TO WORK NEAR OVERHEAD ELECTRIC LINES:
 AS 18.60.670 PROHIBITION AGAINST PLACEMENT OF EQUIPMENT NEAR ELECTRICAL LINES AND CONDUCTORS. A PERSON INDIVIDUALLY OR THROUGH AN AGENT OR EMPLOYEE MAY NOT:
 (1) PLACE ANY TYPE OF TOOL, EQUIPMENT MACHINERY, OR MATERIAL THAT IS CAPABLE OF LATERAL, VERTICAL OR SWINGING MOTION 10 FEET OFF A HIGH VOLTAGE OVERHEAD ELECTRICAL LINE OR CONDUCTOR.
 (2) STORE, OPERATE, ERECT, MAINTAIN, MOVE, OR TRANSPORT TOOLS, MACHINERY, EQUIPMENT, SUPPLIES, MATERIALS, APPARATUS, BUILDINGS, OR OTHER STRUCTURES WITHIN 10 FEET OF A HIGH VOLTAGE OVERHEAD ELECTRICAL LINE OR CONDUCTOR.
 AS 18.60.680 ANY WORK WITH MINIMUM DISTANCE STATED ABOVE SHALL REQUIRE CONTACT WITH HEA TO INSTALL TEMPORARY DE-ENERGIZATION AND GROUNDING, OR TEMPORARY RAISING OF CONDUCTORS.
- CONTRACTOR MUST PROVIDE TOPSOIL AND SEEDING ON ALL DISTURBED AREAS DURING CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS DURING EXCAVATION AND BACKFILL.
- ALL WATER LINE MATERIALS SHALL BE NSF-61 APPROVED. ALL WATER

LEGEND

EXISTING (E)	PROPOSED (P)	
---	---	PROPERTY LINE
---	---	EDGE OF R.O.W.
---	---	EASEMENT
— OHE —		UTILITY - ELECTRIC - OVERHEAD
— UGE —		UTILITY - ELECTRIC - UNDERGROUND
— GAS —		UTILITY - GAS
— SS —	— SS —	UTILITY - SANITARY SEWER LINE
— W —	— W —	UTILITY - WATER LINE
	— F —	UTILITY - WATER LINE
■	■	ASPHALT PAVEMENT
	■	CONCRETE
⊕	⊕	WATER WELL
	⊙	CLEAN OUT

- LINE MATERIALS SHALL BE LEAD FREE AS REQUIRED BY ALASKA ADMINISTRATIVE CODE 18 ACC 80.500.
- CONTRACTOR SHALL ADHERE TO LOCAL REQUIREMENTS FOR NOISE, HOURS OF OPERATION, AND DUST CONTROL.
 - CONTRACTOR IS REQUIRED TO FIND ALL PROPERTY PINS/MONUMENTS WITHIN THE PROJECT AREA AND PROTECT OR REPLACE AFTER CONSTRUCTION IS COMPLETE.
 - PARKING LOT STRIPING SHALL BE 4" YELLOW PAINT AND ADA PARKING SHALL BE BLUE AND WHITE PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST ADDITION.

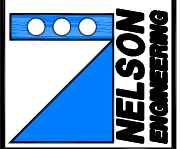
LOT LEGAL DESCRIPTION

T 07N R 11W SEC 16 SEWARD MERIDIAN KN 2010030 SENIOR SHORE ADDN NO 2 TRACT B



NO.	REVISION	DATE

CONSULTING ENGINEERS
 STRUCTURAL/CIVIL
 155 BIDARCA ST
 KENAI, AK 99611
 TEL: (907) 283-3583
 NELSONENGINEER@ALASKA.NET
 AK CDRP AUTHORIZATION AECC1291



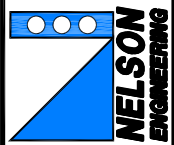
NIKISKI SENIOR HOUSING EXPANSION
 NIKISKI SENIOR CENTER
 NIKISKI, ALASKA
 SITE PLAN OVERVIEW

PROJECT NO.
 2021063
 DRAWN BY:
 CAM / GTP
 CHECKED BY:
 MJD
 DATE: 06/11/22
 SCALES: NOTED
 HORIZ. NOTED
 VERT. NOTED
 SHEET
C1.0
 1 OF 7



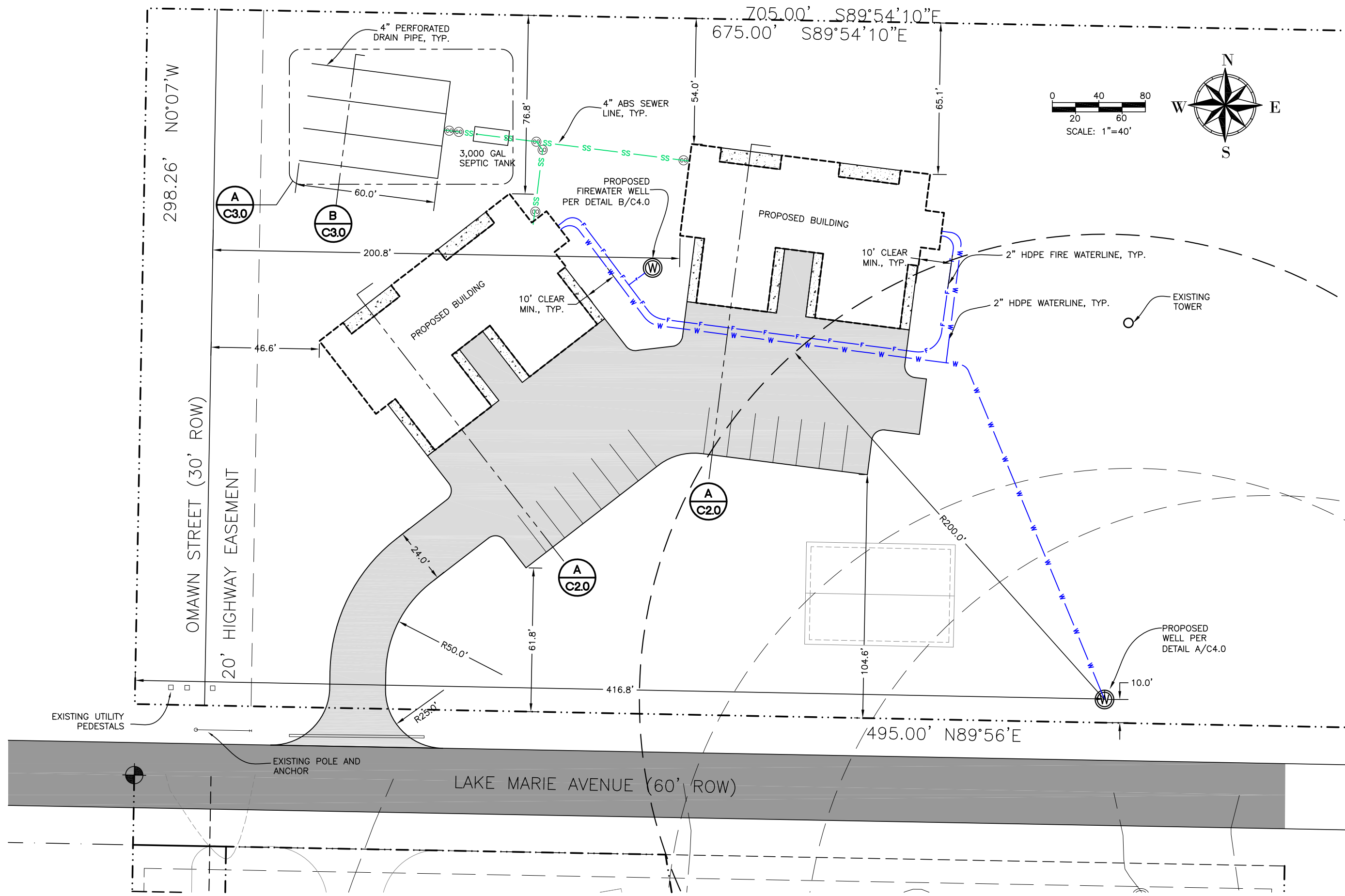
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NIKISKI, ALASKA
SITE PLAN

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CAM / GTP
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MJD
DATE: 06/11/22
SCALES: NOTED
HORIZ. NOTED
VERT. NOTED
SHEET **C1.1**
2 OF 7

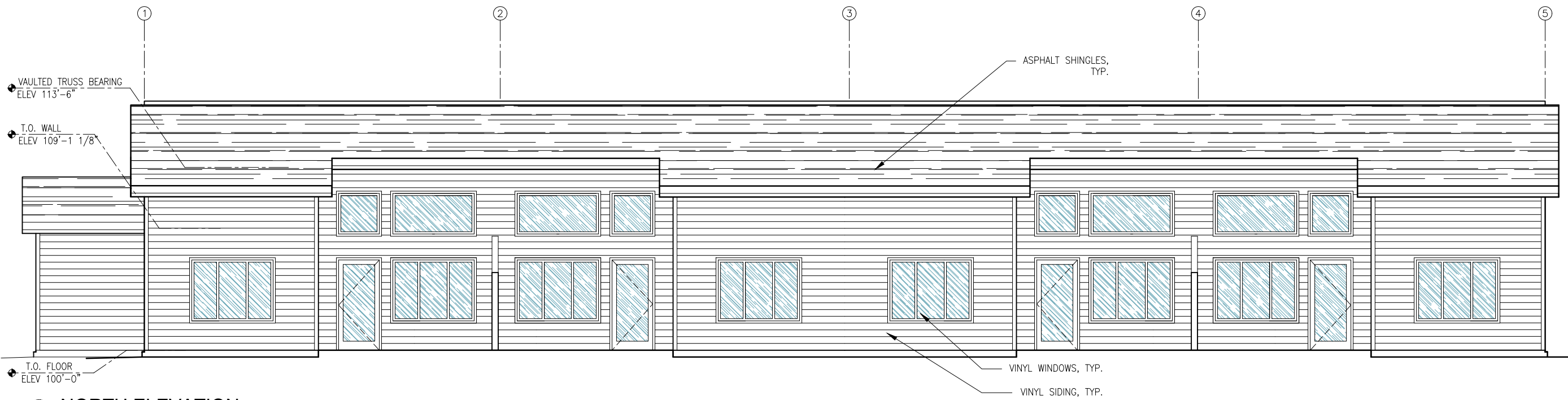


A **SITE PLAN**
C1.1 SCALE: 1"=40' (11x17) 1"=20' (22x34)

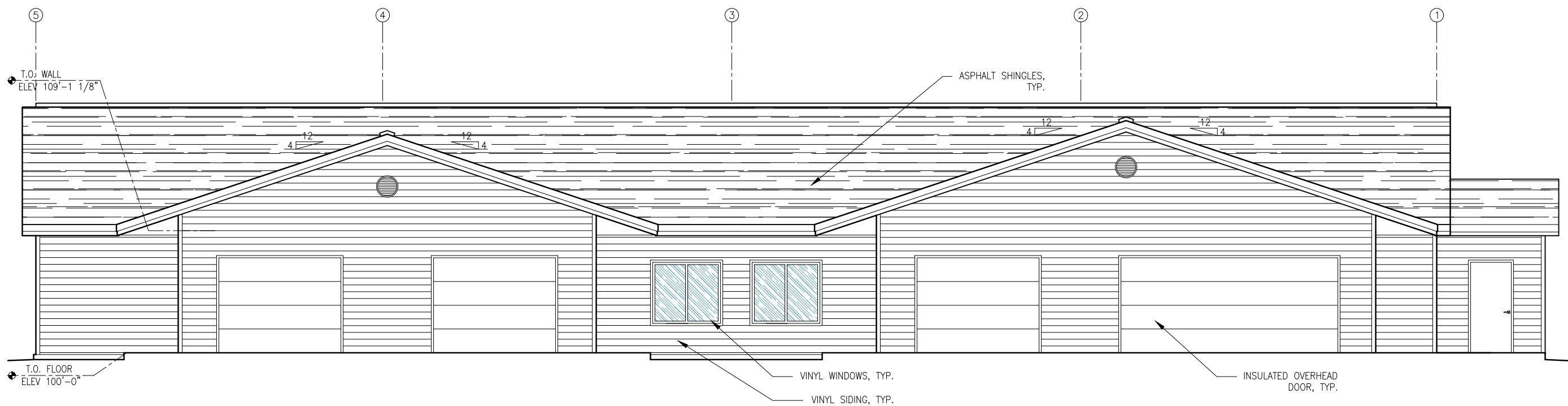
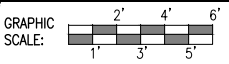


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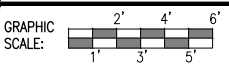
KA designstudios
ARCHITECTURE + PLANNING
 130 TRADING BAY RD. SUITE 330 KENAI, ALASKA 99611
 T: 907.283.3698 WWW.KA-DESIGNSTUDIOS.COM



1 NORTH ELEVATION



2 SOUTH ELEVATION



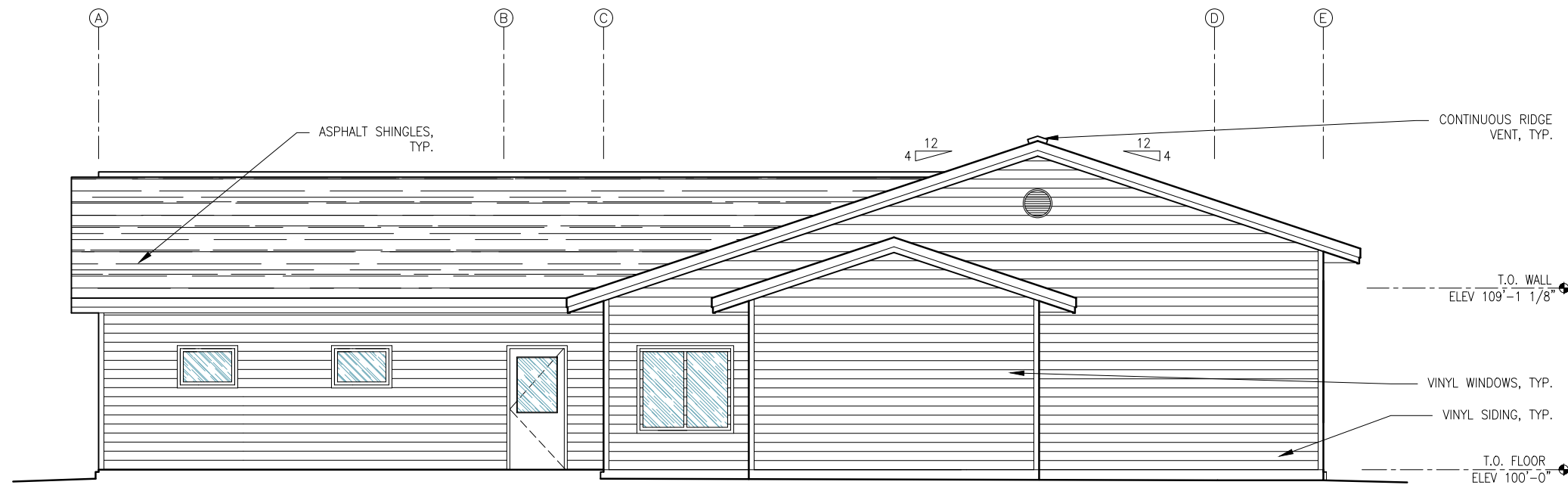
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 NIKISKI SENIOR CENTER
 NIKISKI, ALASKA
 EXTERIOR ELEVATIONS

PROJECT NO. 2211
 DRAWN BY: MM
 CHECKED BY: CMP
 DATE: 6/10/2022
 SCALES: NOTED
 HORIZ. NOTED
 VERT. NOTED
 SHEET **A3.1**
 6 OF 13A

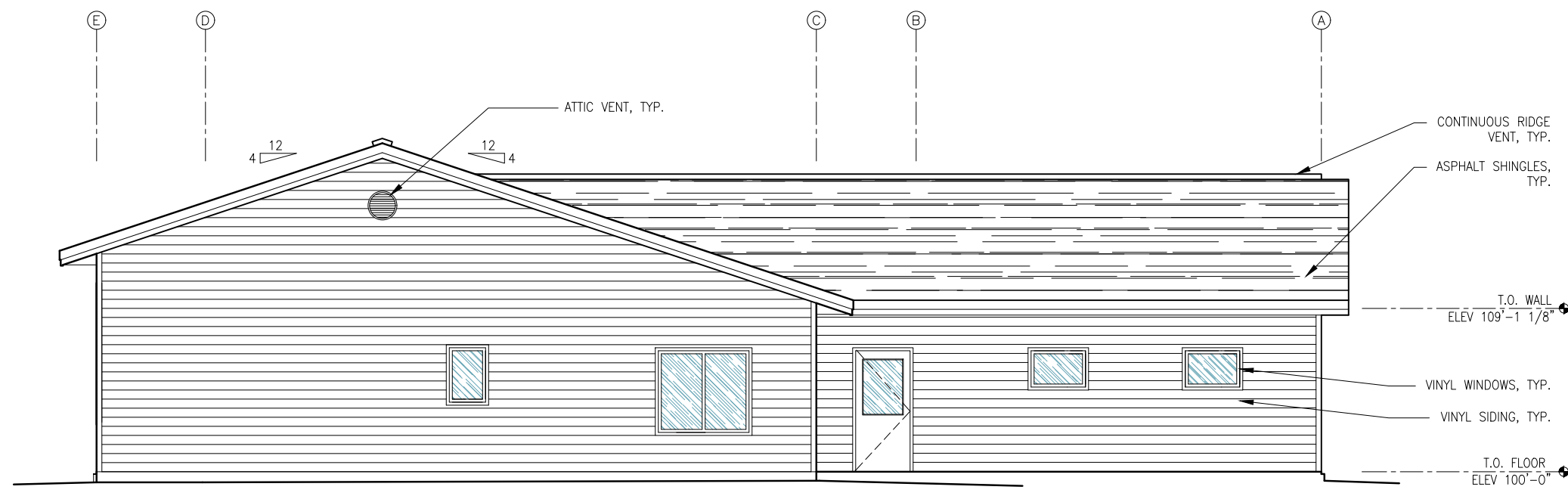
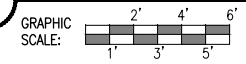


NO.	REVISION	DATE

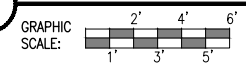
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1 EAST ELEVATION



2 WEST ELEVATION



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 EXTERIOR ELEVATIONS

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 CHECKED BY: CMP
 DATE: 6/10/2022
 SCALES: NOTED
 HORIZ. NOTED
 VERT. NOTED
 SHEET **A3.2**
 7 OF 13A

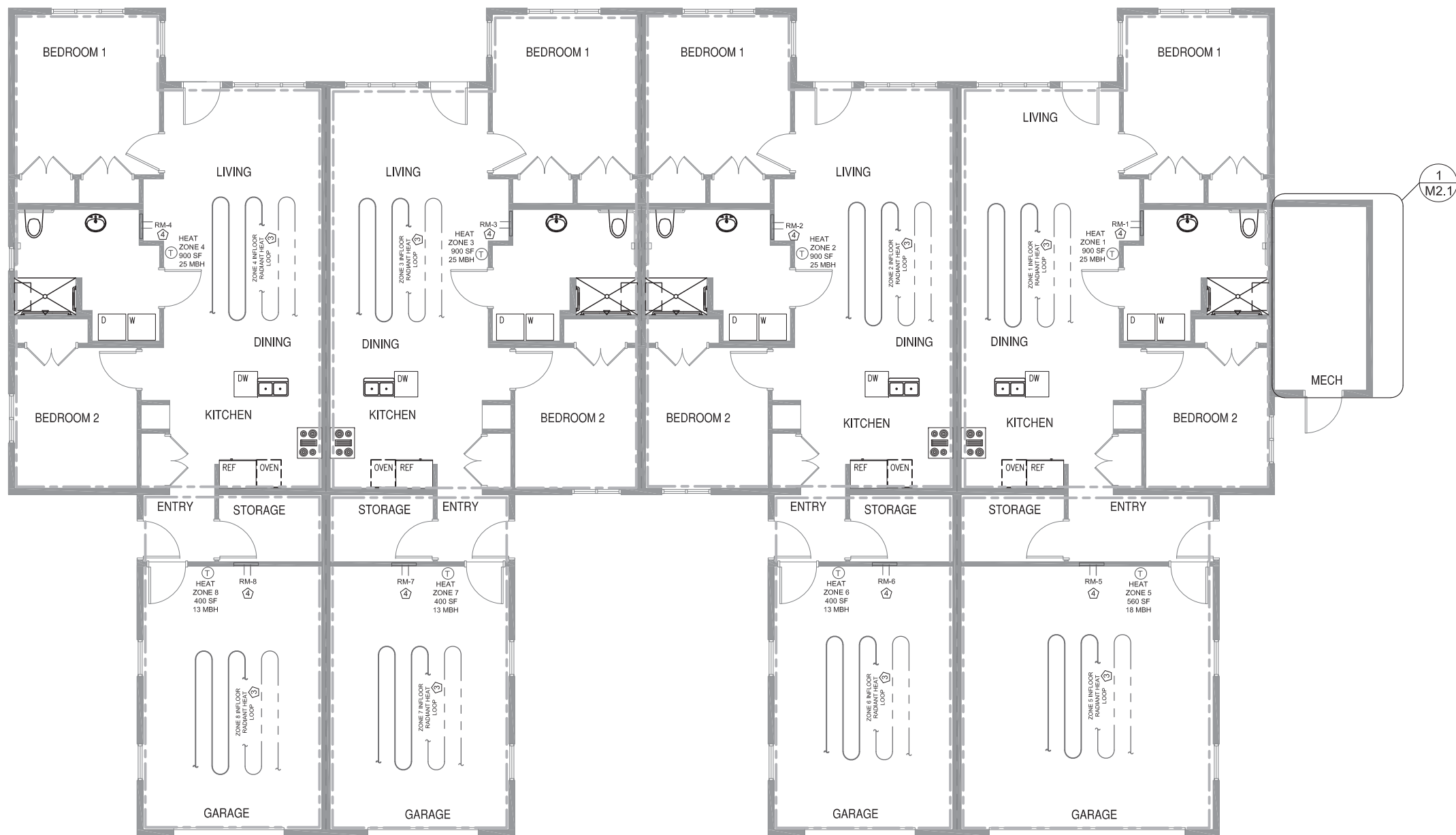


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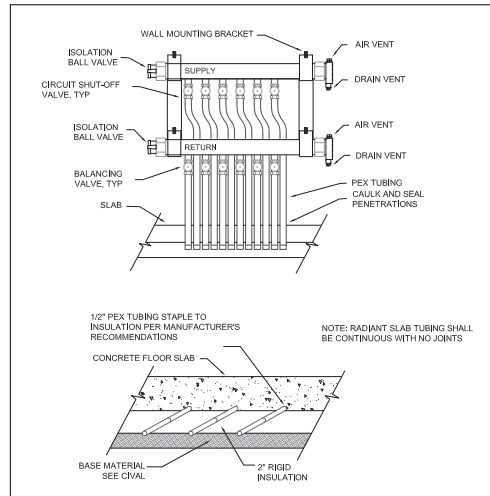
CENTRAL ALASKA ENGINEERING COMPANY, LLC.
 32215 LAKEFRONT DR., SOLDOTNA, AK 99669
 PHONE (907) 260-5311 FAX (907) 266-5172
 AECIL 1481 E-MAIL: JHERRING@AKENGINEER.COM

NIKISKI SENIOR HOUSING EXPANSION
NIKISKI SENIOR CENTER
NIKISKI, ALASKA
GROUND FLOOR HEATING PLAN

PROJECT NO. CAEC 20210721
 DRAWN BY: HBD
 CHECKED BY: JPH
 DATE: 6/7/2022
 SCALES: NOTED
 HORIZ. NOTED
 VERT. NOTED
 SHEET **M2.0**
 7 OF 12



1
M2.0 GROUND FLOOR HEATING PLANS
 SCALE: 3/16" = 1'0" ON 22"x34"
 SCALE: 3/32" = 1'0" ON 11"x17"



2
M2.0 SLAB HEAT TUBING DETAILS
 NOT SCALE

- HEATING SYSTEM SHEET NOTES:**
- 1 B-1 GAS FIRED BOILER, VISSMAN 200-W-B2HA80. INSTALL WITH HORIZONTAL CONCENTRIC VENT KIT TO SIDE-WALL PENETRATION PER MANUFACTURER'S REQUIREMENTS. INSTALL SEISMIC BRACING TO BUILDING STRUCTURE.
 - 2 WH-1 SIDE-ARM DOMESTIC HOT WATER MAKER, TRIANGLE TUBE SMART 80.
 - 3 HYDRONIC RADIANT HEAT LOOPS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ROUTE BELOW SLAB 1" HWS AND 1" HWR LINES TO RADIANT MANIFOLDS FROM BOILER ROOM. INSULATE LINES WITH 1" FOAM PIPE INSULATION.

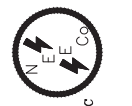
ZONE AS SHOWN AND INSTALL TEMPERATURE CONTROLLERS TO CONTROL SLAB HEAT SYSTEM.

ALL FITTINGS SHOULD BE ACCESSIBLE FOR MAINTENANCE. TUBING LOOPS SHALL BE INSTALLED WITHOUT SPLICES, AS A MINIMUM, FROM THE POINT AT WHICH THE TUBING ENTERS THE SLAB TO THE POINT AT WHICH IT EXITS THE SLAB.

MANIFOLD LOCATIONS AND LOOP ROUTES ARE DIAGRAMMATIC ONLY. LOCATE AND OFFSET AS NECESSARY. LOOP LENGTHS SHALL NOT EXCEED 300' ±5%. TUBE DIAMETER 1/2" AND SPACING SHALL BE 9"OC.
 - 4 THE TUBING SYSTEM SHALL BE PRESSURIZED, WITH WATER OR AIR, IN ACCORDANCE WITH APPLICABLE CODES, OR TO A PRESSURE OF 60 PSIG 24 HOURS PRIOR TO ENCASEMENT IN THE RADIANT SLAB. THE TUBING SYSTEM SHALL REMAIN AT THIS PRESSURE DURING THE SLAB INSTALLATION, AND FOR A MINIMUM OF 24 HOURS THEREAFTER TO ENSURE SYSTEM INTEGRITY. THE CONTRACTOR SHALL PROVIDE THE WATER OR AIR FOR THE PRESSURIZATION OF THE TUBING SYSTEM. THE CONTRACTOR ASSUMES ALL LIABILITIES FOR SUITABLE PRECAUTIONS AND TESTING, INCLUDING THE USE OF COMPRESSED AIR, WHEN APPLICABLE.
 - 5 AT START UP TIME, THE CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR SYSTEM WATER AND TEMPERATURE BALANCING, RECORD BALANCE SETTINGS AT EACH MANIFOLD LOCATION, AND DELIVER TO THE OWNER A COMPLETE RECORD OF THESE SETTINGS FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUAL.
 - 4 INSTALL PANELS TO ACCESS RADIANT MANIFOLDS.
 - 5 INSTALL GAS METER AND ROUTE FUEL GAS SUPPLY LINE TO B-1.

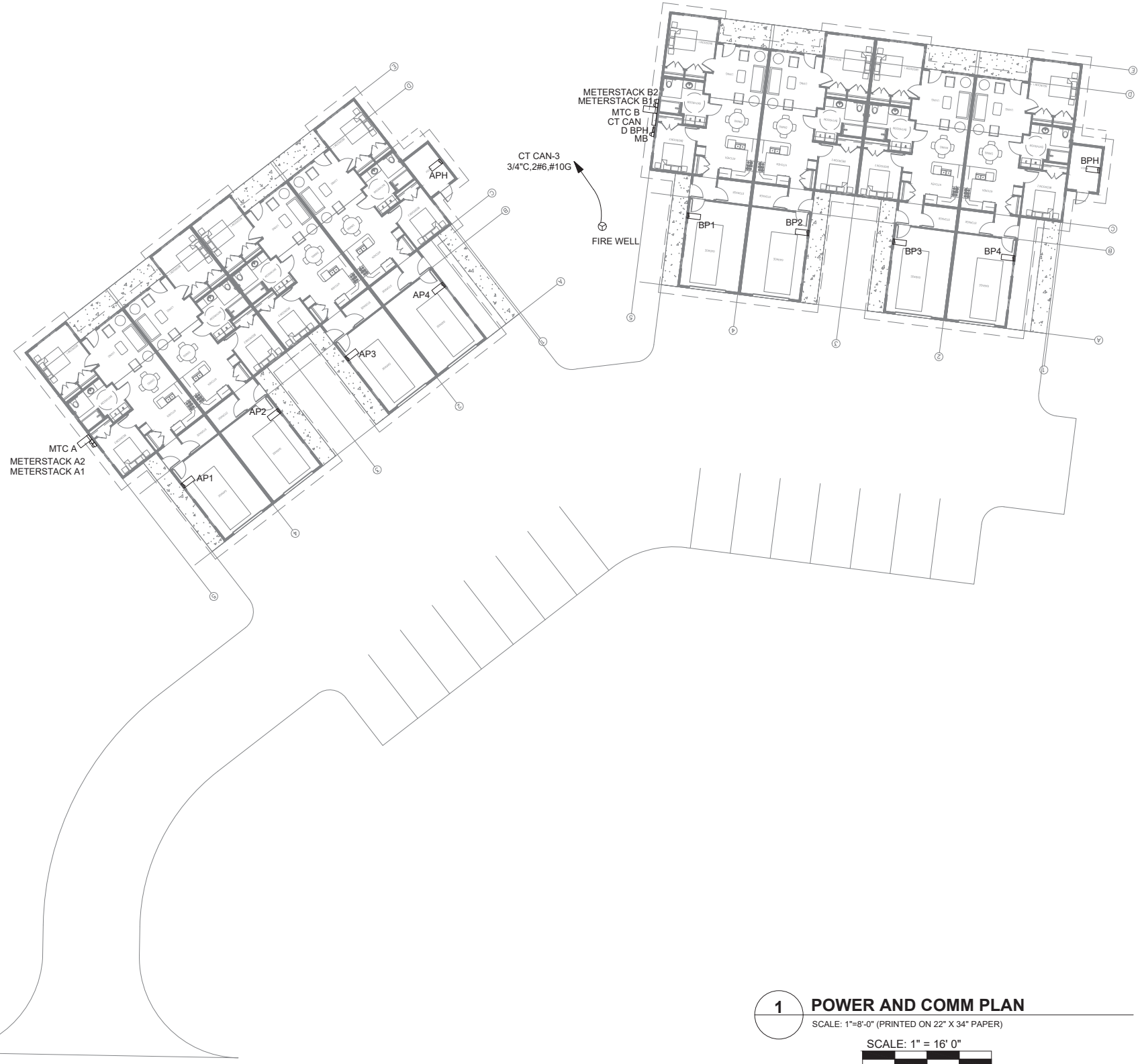


NO.	REVISION	DATE



Northern
Engineering
Consulting LLC
AECL 1287

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ANCHORAGE, AK 99507
JAMESGWYN@NESC.NET



UTILITY

PH-19.21
1/2\"/>

1 POWER AND COMM PLAN
SCALE: 1" = 16' 0"
SCALE: 1" = 16' 0"

NOTES:
1. COORDINATE WITH FIRE CONTRACTOR. PROVIDE POWER TO ALL REQUIRED COMPONENTS, INCLUDING BUT NOT LIMITED TO: FIRE PUMP, JOCKEY PUMP, AND AIR COMPRESSOR.

NIKISKI SENIOR HOUSING EXPANSION
NIKISKI, ALASKA
NIKISKI SENIOR CENTER
SITE PLAN

PROJECT NO.
2211
DRAWN BY:
LKG
CHECKED BY:
JSG
DATE: 6/9/2022
SCALES: NOTED
HORIZ. NOTED
VERT. NOTED
SHEET **E3.0**
3 OF 5